



TOWN OF WILTON ZONING BOARD OF ADJUSTMENT BOARD MEETING

DATE: August 23, 2016
TIME: 7:30 PM
PLACE: Wilton Town Hall Courtroom

PRESENT: ZBA Board Members: Chairman: Neil Faiman, Vice-Chairman: Andy Hoar, Joanna Eckstrom, Alternate: Bob Spear, Co-Vice Chairman: Carol Roberts, and Secretary: Elizabeth Morison.

Applicant: Rev. Robin Lunn, M. Div.

PUBLIC HEARING

Chairman Faiman opened the meeting at 7:30 PM.

Minutes: August 9, 2016

The minutes from August 9, 2016 were reviewed.

A MOTION was made from Ms. Eckstrom and Seconded by Mr. Spear to approve the minutes from 9/8/16 as submitted.

Voting: 4 ayes, motion carried, Ms. Roberts abstained.

Minutes: August 16, 2016

The minutes from August 16, 2016 were reviewed and spelling corrections were addressed that had been sent via email by Ms. Eckstrom and Ms. Roberts.

A MOTION was made from Mr. Hoar and Seconded by Ms. Eckstrom to approve the minutes from 8/16/16 as amended and submitted.

Voting: 5 ayes, Motion carried.

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Next Zoning Board Meeting Date Change

Discussion to move next zoning board meeting from 9/13 to 9/20 due to not having a full board.

A MOTION was made from Mr. Hoar and Seconded by Ms. Roberts to move September 13, 2016 Zoning Board Meeting to September 20, 2016 @ 7:30 P.M.

Voting: 5 ayes, Motion carried.

Case # 8/9/16-2 – Rev. Lunn

Mr. Faiman read case:

- Rev. Robin R. Lunn (applicant) and Diocese of Manchester (owner) have applied for variances to sections 5.1, 5.2.1, 5.3.3(b), 16.2.1.2, and 16.2.1.3 of the Wilton Zoning Ordinance, and a special exception under section 17.3 of the Ordinance, to enable a proposed redevelopment of the historic church and rectory on Lot K-72, 47 Maple Street. Specifically, the variances would allow for a mix of permitted and not-permitted uses (duplex residence, café, food pantry, co-working space and event space) in the Residential District, for two dwelling units on a half-acre lot served by public water and sewer, for off-street parking closer to the lot lines than permitted by the Ordinance, and for signs larger than permitted in the District. The special exception would allow the construction of an accessible entryway that would be closer to a lot line than permitted by the Ordinance.

Mr. Faiman explained that the case is a continuance from August, 16, 2016 meeting and from August 9, 2016 meeting. He further stated that there has been 2 and ½ hours of public hearing. This evening is a continuation of a proceeding hearing, the hearing is still open, will not be starting from scratch. Mr. Faiman further stated that the purpose of this meeting is to have Rev. Lunn respond to the following outstanding questions from the board:

- Parking – how many parking spaces to be provided and how many dedicated?
- Evening Hours?
- Clarification of signage size

Rev. Lunn handed out document addressing above questions from the Board. Rev. Lunn distributed handout to Board members and to audience. Document added to file.

Rev. Lunn reviewed document. Rev. Lunn addressed the question of the sign first. Rev. Lunn stated that sign would be:

- Sculptural
- Not be Lit
- Rotate by nature, not motorized

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- Sign would be in scale with building – exhibit was shown as to where sign would be placed on property and showed scale of sign in relation to building. Exhibit placed in file.
- Sign would have words; eat, work, live.
- Sign would be no more than 24 square feet in size.

Rev. Lunn addressed the question of parking. Rev. Lunn stated the following in regards to parking:

- 4 spaces dedicated to housing
- Handicap spot reserved for housing
- Apartment housing would be stacked parking
- Staff parking spots would be in front of dumpster
- 2 additional spaces will be created once new entryway is built and area will be re-graded. Parking spots to be paved. It is believed spaces are being used now, (confirmed by audience) but are not official spots.
- Parking needs would be phased
- Parking regulation is according to square footage of building

Rev. Lunn suggested additional parking is available around the park.

Mr. Hoar reviewed how many spots are necessary:

- Apartments – 4 spots
- 39 Seat Café – 15 spots
- Assembly and employee – 17 spots
- Total: 36 spots
- 28 spots will be available

Mr. Hoar noted for event parking, a lot of cars would be absorbed into neighborhood. Mr. Hoar asked if school parking lot could be used? Rev. Lunn stated yes, but would need an agreement.

Rev. Lunn addressed the Hours of Operation. Rev. Lunn stated that there would be a 7:00 am opening. Rev. Lunn noted maybe to limit late night closing to once a week; Friday 9:00 pm closing, Saturday 10:00 pm closing.

Public Questions

Mr. Faiman thanked Rev. Lunn and invited the audience to ask questions.

Alison Meltzer, 29 Maple Street, stated that she is very supportive of Rev. Lunn's proposal. Ms. Meltzer stated that parking is not an issue.

Roger Ladouceur, Open Cupboard Pantry, stated that he is thrilled that Rev. Lunn wants to continue to provide space for the Open Cupboard Pantry.

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Tracey Ewing, 34 Park Street, stated that she loves the proposal and gave it a thumbs up.

Brenda Tighe, 25 Clark Court, questioned will stack parking be closer to the lot line. Rev. Lunn stated that parking would be further away from lot line.

A MOTION was made by Mr. Spear and seconded by Mr. Hoar to close Public Hearing for deliberation among Board.

Voting: 5 ayes, motion was carried unanimously.

Deliberation

Discussion of parking issues began.

- Stack parking
- How many new spots will be created on site
- Increase in need for event parking
- How many additional spots will neighborhood need to handle?

A Motion was made by Mr. Hoar and seconded by Ms. Eckstrom to re-open meeting.

Voting: 5 ayes, motion was carried unanimously.

Mr. Hoar asked if there would be outdoor seating and would this increase the total from 39 seats currently proposed? Rev. Lunn stated that they can live with proposed seating, 39 seats would be acceptable.

A Motion was made by Mr. Hoar and seconded by Ms. Eckstrom to close the meeting.

Voting: 5 ayes, motion was carried unanimously.

Discussion of parking issues continued in regards of impact to neighborhood, stacking and number of spaces required due to 39 seat café and events.

Mr. Faïman opened a discussion to allow for mixed use in a residential neighborhood? Ms. Eckstrom noted that there is already mixed use in neighborhood. Mr. Faïman identified the Funeral Home as a mixed use existing in neighborhood. Mr. Spear noted that most abutters seem to be enthusiastic in regards to proposal.

Mr. Faïman opened a discussion regarding the effect the proposal would have on property value's in the neighborhood? Mr. Faïman stated only one abutter has complained that property value would decline due to proposal. Ms. Eckstrom stated that property values would go down if property sits idle and not used. Ms. Roberts noted the addition of café, co-working and events will be a big difference to neighborhood.

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Continuance

Due to lateness of hour, the question of continuance was proposed.

A Motion was made by Mr. Faiman and seconded by Mr. Spear to continue the Public Hearing for Wilton Case #8/9/16-2 to either Monday August 29, 2016 or Tuesday August 30, 2016.

Voting: 5 ayes, motion carried unanimously.

A MOTION was made by Mr. Hoar and Seconded by Ms. Roberts to adjourn the meeting.

Voting: 5 ayes, motion carried unanimously.

Chairman Faiman declared the meeting adjourned at 10:15 PM.

A site visit for the Mansfield Case, 326 Captain's Highway, will be held on Saturday, August 27, 2016 at 9:00 am.

The next scheduled monthly meeting will be held on Tuesday, September 20, 2016. At 7:30 PM.

Respectfully Submitted,

Elizabeth Morison
Secretary